

721 52 Avenue SW  
Calgary, Alberta

MLS # A2232793

\$899,000

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Windsor Park           |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | 2 Storey               |        |                   |
| Size:     | 1,718 sq.ft.           | Age:   | 1998 (27 yrs old) |
| Beds:     | 3                      | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Detached |        |                   |
| Lot Size: | 0.07 Acre              |        |                   |
| Lot Feat: | Back Yard              |        |                   |

|             |                                                          |            |      |
|-------------|----------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                  | Water:     | -    |
| Floors:     | Carpet, Parquet                                          | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                          | Condo Fee: | -    |
| Basement:   | Finished, Full                                           | LLD:       | -    |
| Exterior:   | Brick, Vinyl Siding, Wood Frame                          | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                          | Utilities: | -    |
| Features:   | Granite Counters, High Ceilings, No Smoking Home, Pantry |            |      |

Inclusions: N/A

Welcome to an absolutely stunning two-storey home by John Haddon Design, located in the highly desirable community of Windsor Park. This beautifully updated property features 9-foot ceilings throughout the main level, creating a bright and airy living space. The kitchen was refreshed in 2024 with elegant new cabinetry, a modern stainless steel refrigerator. Gas stove, and a spacious island&mdash;perfect for cooking and entertaining! Upstairs, you&rsquo;ll find three generous sized bedrooms, each with its own walk-in closet, and a convenient upper-level laundry room. The fully finished basement includes a family room with a cozy gas fireplace, as well as a dedicated storage room that can easily be converted into a fourth bedroom with an ensuite bathroom. Additional main level upgrades include, renovated parquet flooring (pink oak), granite countertops, a new backsplash, and fresh paint. There is also a newer roof (2019). Enjoy outdoor living on the large south-facing deck, which has been freshly painted - ideal for summer gatherings. Front porch was also freshly painted. Located just steps from Britannia Shopping Centre, Sunterra Market, Chinook Centre, and other amenities. For dog lovers, there&rsquo;s a nearby off-leash dog park perfect for your furry friends. Close to Elboya School (gr 4-9), which is English and French Immersion. This home truly has it all&mdash;style, comfort, and an unbeatable location. Don&rsquo;t miss this incredible opportunity!